Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address	31a Meadowgate Drive, Chirnside Park Vic 3116
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$884,000	Pro	perty Type	House		Suburb	Chirnside Park
Period - From	01/07/2023	to	30/06/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	4/74 Victoria Rd LILYDALE 3140	\$765,000	14/09/2024
2	12 The Briars MOOROOLBARK 3138	\$790,000	11/09/2024
3	31a Black Springs Rd CHIRNSIDE PARK 3116	\$796,500	04/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/10/2024 13:28





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Indicative Selling Price \$750,000 - \$815,000 **Median House Price** Year ending June 2024: \$884,000







Property Type: House Land Size: 318 sqm approx **Agent Comments**

Comparable Properties



4/74 Victoria Rd LILYDALE 3140 (REI)

Price: \$765,000 Method: Auction Sale Date: 14/09/2024 Property Type: Unit

Land Size: 320 sqm approx

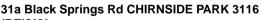
Agent Comments

Agent Comments



12 The Briars MOOROOLBARK 3138 (REI/VG) Agent Comments

Price: \$790,000 Method: Private Sale Date: 11/09/2024 Property Type: House Land Size: 540 sqm approx



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Price: \$796.500 Method: Private Sale Date: 04/05/2024 Property Type: House

(REI/VG)

Account - Barry Plant | P: 03 9735 3300



